

VILLAGE OF HONEOYE FALLS PLANNING BOARD

January 3, 2000

MEMBERS PRESENT: Denise Heischman, John Hoffman, Betsy Taylor, Thomas Judd

MEMBERS ABSENT: Earl Fontaine

ALSO PRESENT: Michael Tobin, Village Attorney; Jim Turner. Village Code Enforcement Officer: Fred and Becky Bennett; Bernie Schmieder.

Chairman Heischman called the regular meeting of the Planning Board to order at 7:35 p.m.

APPROVE MINUTES: NOVEMBER 1, 1999

Motion by Betsy Taylor. seconded by John Hoffman to approve the minutes as amended. Motion carried.

SITE PLAN REVIEW : NEW HOME : HYDE PARK : BENNETT

The Board continued the public hearing regarding a proposed new home to be located on Hyde Park. The Board reviewed with Mr. and Mrs. Bennett and Mr. Schmieder the comments received from the Village Engineer. Mike Schaffron.

One area of concern cited in the report by Mr. Schaffron was in regards to drainage, specifically culverts, erosion control and infill. Mr. Schmieder stated that there would be no berm construction on the home site that would alter drainage into surrounding properties. A discussion regarding drainage swales and their effect on culvert drainage ensued. Mr. Schmieder stated that the existing swale would be more than adequate for culvert drainage, with the placement of rip-rap in the ditches to assist in drainage control. Mr. Schmieder stated that the replacement of the existing 24" culvert with a 30" culvert would ensure that drainage would be adequate. Chairman Heischman stated that care should be taken to ensure that neighboring homes were not adversely affected by changes to drainage systems in the area. Mr. Tobin stated that adjacent structures and properties should be shown on the proposed drainage plan.

Concerns regarding the proposed retaining wall were discussed. Chairman Heischman noted concern expressed by Mr. Schaffron's report that the potential existed for increased disturbance to the hillside once excavation for the retaining wall had begun. She cited major concerns by the engineer's report as to the stability of the entire hillside being compromised by erosion and/or slides due to the proposed excavation. Chairman Heischman stated that the clearing of brush on the hillside prior to excavation would contribute to increased erosion, and that according to the engineer's report, major erosion control measures would need to be in place prior to excavation. A discussion of a siltation pond as an erosion control measure ensued. Mr. Schmieder stated that a 60x60 pond with a 2" depth would be adequate to settle out silt and prevent it from entering the creekbed; however, he admitted that this would cause double the disturbance to the hillside. Board member John Hoffman expressed concern as to losing hill area in this environmentally sensitive area.

A discussion regarding drainage and waste disposal followed. Mr. Schneider stated that a septic tank, used as a holding tank equipped with a pump would act as a pump station to dispose of gray water for the home. The Board discussed details of the proposed pump station, including placement and grading for the tank. Mr. Schmieder stated that 1" polyethylene bedding would be used for the tank, but that the use of sand was also an option. Mr. Schmieder stated that the house would connect to the existing sanitary sewer lateral for sewage disposal. Mr. Schmieder stated that runoff drainage would drain into the existing floodway at the bottom of the hill. Mr. Schmieder stated that a change in the slope of the property to provide for a movable lawn would be mitigated by a flatter lawn with an increased rate of absorption. A discussion ensued amongst the Board and Mr. Schmieder regarding whether flattening the slope for a lawn would provide increased absorption.

Board member Betsy Taylor stated that she felt uncomfortable in allowing a large change to an important and unique landform. The Bennetts discussed reasons for placing their proposed home into the hillside; the proximity to the water main excluded locating a home on the top of the hill and the 100-year floodplain at the bottom of the hill did not allow for a basement, which the Bennetts strongly desired in their new

home. Chairman Heischman advised the applicants that a Zoning variance would be needed due to the setbacks of the proposed home.

SEQR REVIEW

Motion by John Hoffman, seconded by Thomas Judd that the Planning Board be declared the Lead Agency for the purpose of determination of significance for the State Environmental Quality Review Short Environmental Assessment submitted by Fred and Becky Bennett.

Motion carried.

Chairman Heischman stated that after review and discussion with the Board and the Village Attorney. the concerns most flagged by the Planning Board regarding the proposed new home are:

1. The impact on the Steep Slope District. The area is designated as an environmentally sensitive area due to its unique landforms, and excavation and building in such an area requires extreme caution. This area of concern is referenced in the SEQR Part 2, #2 "Impact on land". The Board also expressed concern as to SEQR Part 2, #5, "Impact on water". due to concerns regarding erosion, siltation of the creek bed, runoff concerns, changing existing drainage patterns, and changing some topography of the land to provide for a lawn.
2. The impact on Archeological resources in this area. The Rochester Museum and Science Center had been contacted regarding archeological resources in this are. but as of the meeting date, had not returned their recommendation.
3. The impact on esthetic resources in this area. Excavation of and building into the side of the hill would irrevocably change the landscape of the area, and would be visible from both East Street as well as Hyde Park, and possibly the Historic District.

The impact on the character of the Village. There are no houses within the Village which are built into hillsides. Also. the proposed retaining wall would permanently alter the character of the neighborhood. These actions would set a precedent and alter Village character.

The divergence from needs and goals of the Village as expressed in the Village Zoning Code. The proposed new home would set precedents for further development in the steep slope area. and care should be taken to maintain compliance with the Village Code.

Motion by Betsy Taylor, seconded by Thomas Judd, to adopt the following resolution:

WHEREAS; Fred and Becky Bennett have prepared a Short Environmental Assessment Form for a new home at Hyde Park Subdivision, Lot #2: and

WHEREAS; the Planning Board has reviewed proposed plans for the site: and

WHEREAS; considering the magnitude and importance of each impact. the Planning board found that significant environmental impacts exist.

NOW. THEREFORE. BE IT RESOLVED, by the Planning Board, as Lead Agency. that the new home as proposed will result in an significant adverse environmental impact. with the notation that the archeological concerns will be revisited.

Motion duly adopted.

The Board instructed Mr. and Mrs. Bennett to prepare an Environmental Impact Statement as per the concerns expressed by the Board regarding their proposed new home. Chairman Heischman stated that the Board would not proceed further on this matter until a Draft Environmental Impact Statement (DEIS) was received. and that the applicants had no need to proceed with the Zoning variance at this time.

APPROVE MINUTES: NOVEMBER 16, 1999

Motion by John Hoffman. seconded by Betsy Taylor. to approve the minutes as amended. Motion carried.

APPROVE MINUTES : DECEMBER 6, 1999

Motion by Tom Judd, seconded by Betsy Taylor to approve the minutes as amended.

Motion carried.

OTHER BUSINESS : M&T BANK: LIGHTING

Mr. Tobin and the Board discussed it letter received from M&T Bank regarding their lighting at the North Main Street branch. Mr. Tobin stated that due to a substantial changes to lighting facilitated it review at the site. A discussion regarding lighting in similar facilities and their compatibility with residential areas ensued. An engineer's review of the lighting at the bank was suggested by Mr. Tobin, as per Section 190-1's 9 of the Village Code. A copy of ATM lighting regulations was requested fort he Board. Mr. Tobin stated that the Village Engineer would be able to make a determination regarding justification of the increased lighting of the M&.T North Main Street branch.

OTHER BUSINESS: HENNAN HEDGEROW: MONROE STREET

Code Enforcement Officer Jim Turner stated that the hedgerow at the Herman home was removed by the NY State Department of Transportation for visibility. Mr. Turner stated that replanting of the hedgerow would have to be further back from the roam. as per Stale DOT requirements.

OTHER BUSINESS: HAAS : GRADING CONCERNS

A discussion amongst the Board regarding grading on the property, ponds located on the property (natural and man-made), and the restoration of the wetland area on the property ensued. Concern was expressed that the wetland area on the property disturbed by construction be restored. Mr. Haas has staled that an ".enhanced" wetland is to be built to replace area disturbed by construction.

OTHER BUSINESS: ZONING CONCERNS: WORKSHOP MEETING

A workshop session of the Planning Board was scheduled for Tuesday. January 18, at 7:30 p.m. in the Village Hall. Topics for discussion include: new subdivision regulations: updates to the Village Code: code matching: list of proposed uses for the proposed Gateway Business district: layout of property development.

ADJOURN

Motion by Toni Judd, Seconded by John Hoffman to adjourn the meeting at 9:50 p.m. Motion carried.

Respectfully submitted,

Sheila Coleman
Planning Board Secretary